

MINUTES

RILEY COUNTY PLANNING BOARD

**Monday, September 14, 2009
7:30 pm**

**Courthouse Plaza East
Commission Meeting Room
115 North 4th Street**

Members Present: Jon Larson – Chair
Rebecca Mosier
Lorn Clement
Tom Taul
Diane Hoobler

Members Absent: None

Staff Present: Monty Wedel – Planning Director; Bob Isaac – Planner; Lisa Ruthstrom –
Administrative Assistant

Others Present: None

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the August 10, 2009 meeting were presented and approved. The Report of Fees for the month of August (\$875.00) was presented and approved.

RESIGNATION OF BOARD MEMBER, BUCK GEHRT

Jon Larson stated he felt the Board should send a thank you letter to Buck Gehrt for his years of service on the Board. The Board agreed unanimously. Mr. Larson asked Monty Wedel to draft the letter of which Mr. Larson will sign on behalf of the Board.

INTRODUCTION OF NEW BOARD MEMBER, DIANE HOOBLER

Jon Larson introduced and welcomed Diane Hoobler to the Riley County Planning Board.

Monty Wedel indicated that a meeting was held with Mrs. Hoobler to review Board procedures.

Monty stated that all Board members needed to sign the Oath of Office. Each Board member subsequently signed the Oath of Office.

PUBLIC COMMENTS - AUGUST 10, 2009 MEETING

Tom Taul asked if the question concerning the Trap Park from the August 10, 2009 meeting had been researched.

Bob Isaac stated that the concern was forwarded onto Zoning Enforcement Officer, Steve Higgins. Mr. Higgins indicated this complaint was previously reviewed and there are no violations.

COMPREHENSIVE PLAN – FINAL REVIEW

Monty Wedel asked the Board members if any changes need to be made to the 2009 Comprehensive Plan prior to going to public hearing for adoption.

Tom Taul asked what the review process will be when an application is received after adoption of the Plan.

Monty Wedel explained that the Comprehensive Plan is a guide and the next step is developing implementation tools. Mr. Wedel explained the changes to the zoning and subdivision regulations will be extremely detailed.

Becky Mosier asked if the changes to the regulations will be brought to the Board for review.

Mr. Wedel said yes.

Tom Taul asked about grandfathering guidelines.

Monty Wedel said the grandfathering guidelines will be addressed in the zoning and subdivision regulations. Mr. Wedel explained that changes to the regulations will be complicated and staff will be looking into hiring a consultant to assist with that phase of the Plan. Mr. Wedel reiterated that the Plan is basic concepts and principles.

Jon Larson indicated that at the public hearing it needs to be expressed that final details have not been worked out and will be completed in the next phase.

Lorn Clement stated that the Plan is well written. Mr. Clement suggested that, at the public hearing, to refer to the Executive Summary, which explains the plan very well. Mr. Clement stated that he was concerned of how much work load will be added to the staff with all applications needing to be reviewed.

Monty Wedel stated the LESA program will be the tool utilized to minimize work load. Mr. Wedel indicated there would be no need for additional staff.

Diane Hoobler questioned the Manhattan Urban Area Plan boundaries going further into rural areas and what is the responsibility of the Riley County Planning Board.

Monty Wedel indicated the Manhattan Urban Area Plan boundary was established in 2003 and does not foresee that changing any time soon.

Monty Wedel informed the Board that the final review of the 2009 Comprehensive Plan will be presented to the Board of County Commissioners on Thursday, September 17, 2009 at 10:30 A.M.

Becky Mosier motioned to present the Vision 2025 A Comprehensive Plan for Riley County, Kansas 2009 for public hearing. Diane Hoobler seconded. Motion carried 5-0.

The Board agreed to hold the public hearing on Wednesday, October 7, 2009 at 7:30 P.M. in the Large Assembly Room of the Manhattan Headquarters Fire Station at 2000 Denison Ave., Manhattan, KS.

The meeting was adjourned at 8:34 P.M.